

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting of January 21, 2016 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman
Bernadette Rochefort, Vice Chairwoman
Sally Anthony
Pauline Clancy
Marc Dubois

Christine O'Connor, Acting Executive Director
Robert Moreau, Director of Security and Facilities
Attorney Joseph Rodio, Jr.
Attorney Dylan Conley
Charles Baldelli - absent
Roger Bouchard - absent

2. Good and Welfare for the Audience – none

Chairman Lahousse asked for a motion to take New Business Item E. out of order. On a motion by Commissioner Dubois and seconded by Vice Chairwoman Rochefort, the Board unanimously voted (5-0) to accept.

The Chairman asked for a motion to amend New Business Item E. to read Executive Session to be convened pursuant to R.I. Gen. Laws §42-46-5(a)(2) for sessions pertaining to litigation. On a motion by Vice Chairwoman Rochefort and seconded by Commissioner Anthony, the Board unanimously voted (5-0) to accept.

The Chairman asked for a motion to enter into Executive Session pursuant to R.I. Gen. Laws §42-46-5(a)(2) for sessions pertaining to litigation. A motion was made by Commissioner Dubois and seconded by Commissioner Anthony.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Clancy
Commissioner Dubois

Chairman Lahousse asked for a motion to seal the minutes in accordance with R.I. Gen. Laws §§42-46-4 and 42-46-5. A motion was made by Commissioner Dubois and seconded by Commissioner Anthony.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Clancy
Commissioner Dubois

Pursuant to R.I. Gen. Laws §§42-46-4 & 42-46-5, no votes were taken in Executive Session other than to adjourn.

3. Good and Welfare for the Commissioners - none
4. The Chairman asked for a motion to accept the minutes of the regular meeting of December 17, 2015. A motion was made by Commissioner Dubois and seconded by Commissioner Anthony. The Board unanimously voted (5-0) to accept.
5. On motion by Commissioner Clancy and seconded by Commissioner Anthony, the Board unanimously voted (5-0) to accept bills paid for the month of December 2015.
6. On motion by Vice Chairwoman Rochefort and seconded by Commissioner Clancy, the Board unanimously voted (5-0) to accept the Communications and Interest of the Authority, A & B.

7. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the report of the Secretary. On a motion by Vice Chairwoman Rochefort and seconded by Commissioner Clancy, the Board unanimously voted (5-0) to accept.

Acting Director O'Connor submitted her report as written highlighting the need to form a Strategic Planning Committee; the GASB 45 update; personnel activity including the Finance Director search and an available entry-level Housing Data Clerk position. Acting ED also discussed the newly established WHA Training Center where employees are assigned for 3-5 days at a time to participate in on-line certification trainings in different areas of study; the response to date has been very positive and the WHA saves travel and lodging expenses.

The Chairman followed up on the importance of forming a Strategic Planning Committee. He also encouraged new commissioners to attend commissioner's training; the Chairman noted that he found it very beneficial when he attended as a new Board member.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Clancy
Commissioner Dubois

8. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the reports of the Direct Staff, legal and financial. On a motion by Vice Chairwoman Rochefort and seconded by Commissioner Clancy, the Board unanimously voted (5-0) to accept.

The Chairman opened with a question about the accounts receivable balance at Veteran's Memorial; he asked about the huge discrepancy between the two family developments. The Chairman then asked Director Moreau if it would be possible, to get a Community Police Officer for the WHA with a new police chief coming on in the near future.

Director Moreau commented that the staffing at the WPO will probably not be sufficient enough to provide a designated full-time officer for the WHA; the Director commented that he would like to see that position be available for the WHA at least part-time. Commissioner Anthony asked if criminal activity is seasonal, high in the summertime. Director Moreau commented on certain times of the year when he arranges for an increased police presence. He also noted that the proactive stance that the WHA property managers and security department

take on unacceptable behavior by the residents helps to keep things in check on WHA properties. Director Moreau spoke about new methods the WHA is using for getting a handle on bedbug issues; Acting ED O'Connor noted one exceptional apartment from which a family had to be relocated due to the failure of previous treatments to work. Director Moreau presented a viable option for the WHA's 2006 Ford 500. The Director also shared news of the well-deserved promotion of a long-term WHA employee to a management position.

The Board unanimously voted (5-0) to accept the report.

9. Report of Committees – none

10. Unfinished Business - none

11. New Business

- A. The Chairman asked for a motion to accept Resolution #1150: Approval of Section 8 Payment Standards to reflect FY2016 Fair Market Rents. A motion was made by Commissioner Anthony and seconded by Vice Chair Rochefort.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Clancy
Commissioner Dubois

- B. Chairman Lahousse asked for a motion to approve the award of contract for LIPH Home Inspection Services for LIPH Home Inspection Services. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Clancy
Commissioner Dubois

- C. Chairman Lahousse asked for a motion to approve the award of contract for Section 8 HQS Inspection Services. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Clancy. Acting Executive Director asked if a portion the HQS Inspection Services could be split off to the contractor awarded the LIPH Home Inspection Services, should the former not want all of the business. The Chairman asked for a motion to amend the award, with no change in price, so that services might be shared between the two contractors. The motion to amend was made by Vice Chairwoman Rochefort and seconded by Commissioner Clancy. The motion to amend was unanimous.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Clancy
Commissioner Dubois

- D. Chairman Lahousse asked for a motion to enter into discussion regarding the formation a Strategic Planning Committee. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was some discussion about whom the Board would be comprised of, how many Commissioners, how many outsiders, etc. There was also discussion about going out to bid to retain a Strategic Planner who would be able to assist the Board. Attorney Rodio spoke to the Procurement Policy regarding this process.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Clancy
Commissioner Dubois

- E. Executive Session to be convened pursuant to R.I. Gen. Laws §42-46-5(a)(2) for sessions pertaining to litigation. –Taken out of order

12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort at 6:09 p.m.

Roll call vote was unanimous.

Bernadette Rochefort
Vice Chairwoman